

# NATIONAL PARK SERVICE EMERGENCY SUPPLEMENTAL HISTORIC PRESERVATION FUND GRANT APPLICATION HURRICANE HARVEY DISASTER ASSISTANCE

The THC will accept applications until the final deadline of 5 p.m. on May 24, 2019. Please refer to the application guidelines, fill out the application completely, and use only the space provided below.

APPLICANT INFORMATION:		OWNER INFORMATION:	
Organization Name Bayside Historical Society		Jon Breeden	
Contact Person Tim Delaney Chair			
Address Po Box 61		10004 Wurzbach Rd. 299	
City/State Bayside Texas	Zip Code 78340	City/State San Antonio	Zip Code 78230
Telephone Number		Telephone Number	
Email		Email	
<input type="radio"/> Applicant Status <input type="radio"/> Private Owner	<input type="radio"/> Political Subdivision/ Public Institution <input checked="" type="radio"/> 501(c)(3) Organization EIN: 20-4122232	<input type="radio"/> Applicant Status <input checked="" type="radio"/> Private Owner	<input type="radio"/> Political Subdivision/ Public Institution <input type="radio"/> 501(c)(3) Organization EIN:

PROJECT/PROPERTY INFORMATION		
Project/Property Name John Howland Wood Mansion		
Address 533 Copano Bay Dr.		
County Refugio	City Bayside	Zip Code 78340
Date of building construction or significant period(s) of archeological occupation relevant to site. 1875		
Historic Designations <small>(check all that apply for property or archeological site.)</small>	<input checked="" type="checkbox"/> National Register <input type="checkbox"/> National Register District <input type="checkbox"/> State Antiquities Landmark (SAL)	<input checked="" type="checkbox"/> Recorded Texas Historic Landmark (RTHL) <input type="checkbox"/> Eligible for National Register <input type="checkbox"/> No historic designation

PROJECT INFORMATION		
Grant Type Requested	<input checked="" type="radio"/> Architecture <input checked="" type="radio"/> Development <input type="radio"/> Planning <input type="radio"/> Historic Resource Survey	<input type="radio"/> Archeology <input type="radio"/> Development <input type="radio"/> Planning

Include a brief description of each phase identified below. For example: roof, windows, masonry, siding, tower replacement, storefront, etc.

FUNDING REQUEST			
Phase Description	1. Foundation, Straightening West Wing		
Phase Cost	\$ 30,000.00	Funding Requested	\$ 30,000.00
Funds previously expended	\$ 0.00	Funds currently in hand (source)	\$ 0.00
		Total Phase Cost	\$ 30,000.00
Funds previously expended were spent on:			
Purchase of building to preserve the history of the Wood Mansion. \$5,000.00 in labor and materials to brace north side of the west wing.			

FUNDING REQUEST			
Phase Description	Weather in building		
Phase Cost	\$ 220,000.00	Funding Requested	\$ 220,000.00
Funds previously expended	\$ 0.00	Funds currently in hand (source)	\$ 0.00
		Total Phase Cost	\$ 220,000.00
Funds previously expended were spent on:			
Tarps for the roof. Board up doors and windows.			

FUNDING REQUEST			
Phase Description	Final exterior repairs		
Phase Cost	\$ 215,000.00	Funding Requested	\$ 215,000.00
Funds previously expended	\$ 0.00	Funds currently in hand (source)	\$ 0.00
		Total Phase Cost	\$ 215,000.00
Funds previously expended were spent on:			
The new owner is budgeting for a complete restoration, over 5 years.			

If you have this information in another format, feel free to submit in that format if the content is complete and intuitive.

## **FUNDING: Financial information will be considered in viability scoring.**

Attach separate pages as necessary. Include existing tables, spreadsheets, documents, and/or reports as relevant.

- 1. Funding Sources**—Are sufficient funds available to complete the proposed project? No cash match is required for the emergency grant program. However, this program is a reimbursement grant. Identify funds already expended due to Hurricane Harvey damage, funds currently in hand (amount and source), and financing plan and sources for the remainder of project costs. Be specific regarding funds applied for, funds granted/approved/received, and private funds in hand. Include specific scopes of work to be funded by each source. This information will be used to help assess if the proposed project can be successfully completed. [Attach separate pages as necessary.]

The new owner of the Wood Mansion has plans to restore the home inside and out. Their plans would do that over a 5 year period. They expect the investment to be over \$2,000,000.00. This grant would help expedite the initial phases. The new owner is a Builder/Contractor. He has had previous experience restoring historic homes.

- 2. Insurance Payments**—When applicable, identify if the applicant has or will receive any insurance proceeds as a result of the hurricane damage. Provide the amount of funding expected or received. Be clear about what scope of work the insurance money will, or did, fund. Will the insurance funds address the repair to damage in a manner consistent with The Secretary of the Interior's Standards, or are additional funds required to achieve a historically accurate property? [Attach separate pages as necessary.]

The previous owner had no insurance on the building and was not a primary residence.

- 3. Other Funding Sources**—When relevant, identify if the applicant will receive other sources of funding other than insurance (FEMA funds, SBA disaster assistance, other disaster-related funding, etc.) as a result of the damage and the amount expected. Provide dollar amounts and identify the percentage of funding for the project that will come from these sources. Clarify the scopes of work to be performed with each fund from each source. [Attach separate pages as necessary.]

The new owner will close on the home on 21 June 2019.

There were no funding sources available to the previous owner.

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- 4. Project Summary**—Provide a summary of the proposed project. Highlight damage created by Hurricane Harvey and problems that threaten the long-term stability of the property or area, and state specific types of work proposed. For example, was the property in use prior to Hurricane Harvey? If it was not being used, why not? Is the property inhabitable? If not, briefly describe why. For archeological properties, was the property protected or being monitored prior to the hurricane? Is the damage cosmetic, structural, or mechanical? Briefly describe. Is full loss of the property a possibility? If so, briefly explain why. You will have an opportunity to expand on condition issues in response to questions below.

The extreme force of the wind during the Hurricane Harvey twisted the west wing of the home. Part of this was caused by a wall in the lower level being removed some 90 years ago. The building is 7 degrees out of plumb. This is to be corrected by a company that does historical building moving all over Texas.

The previous owner died and his wife moved to Corpus Christi. The home was abandoned by the spouse.

The property had significant damage preventing its use.

With the grant funds the restoration becomes a reality.

## SIGNIFICANCE

5. **Historical Significance**—The purpose of this narrative is to help assess the appropriateness of the work proposed and help determine how work should be prioritized to ensure the property retains those characteristics that make it eligible for listing. Briefly describe the historical significance of your property. Provide the criteria under which the property is listed in the National Register of Historic Places, or eligible for listing. Include date(s) of significance, construction, and other significant dates such as dates of alterations or impacts. Make sure to specify what physical changes took place after the historic period. For buildings or neighborhoods, provide copies of historic photographs (three maximum). Include a description of the condition (integrity) of the property(ies), before and after the hurricane. If your property or study area is not listed and if no determination of eligibility has been made by THC staff, you will need to immediately begin the process for a determination of eligibility and submit your application once the determination of eligibility process is complete.

The home was built in 1875. Over its life it has had visitors from around the world visit it. Mr. Wood and Mr. Fulton were good friends and may have even know each other in New York. The Fulton Mansion is 5 years older than than the Wood Mansion.

It is on the National Register of Historic Places, in 1983 and Recorded as a Texas Historical Landmark, 1998.

The building was used as a hotel for a period of time. Its last use was as a private home.

The only changes to the home were the addition of bath rooms and the west porches were enclosed.

Most of the interior paint decoration has been removed, The wood accents are still there.

## PRE-DISASTER CONDITION AND TREATMENT OVER TIME:

6. **Property Maintenance and Care**—How was the property maintained over time? Describe stabilization and protection measures, if applicable to the type of property. Describe maintenance and rehabilitations prior to Hurricane Harvey. Was the work performed according to the Secretary of the Interior's Standards?

The current owner, before his death in 2013, maintained the building as his home.

There were no measures taken before the storm, after the storm a buttress was added to the north side of the west wing to stop any further movement.

Yes, the owner followed the Standards with his preservation work.

7. **Protection Measures**—Please describe any resiliency or durability measures that were in place to protect the property against the hurricane. Please describe any character-defining features that had been preserved or protected.

Unfortunately, the current owner was not physically able to take any measures to protect the building.

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8. **Preservation Planning**—Has preservation planning been undertaken? (The type of preservation planning will vary depending on the property type and ownership.) Was planning done at the project level, in a community at large, or at a state level? Was there public participation in the planning process? Were methods and techniques chosen for archeological documentation in place? Were aspects of preservation planning underway? Include, as appropriate, mention of historical research, overviews, background studies, statement of objectives, or research designs.

The current owner's husband, before his death, had a preservation plan that he had worked on with several professionals to protect and preserve the building.

He did get the designations for the property.

## ENDANGERMENT

9. **Endangerment**—Is the historic property threatened by damage or destruction? If yes, describe the current threat to the property. Explain the existing physical conditions of the property and any specific threats. To what extent is the threat related to damage from Hurricane Harvey? Provide clear color photographs as per guidelines, labeled and keyed to the narrative, and site plans or building elevations to illustrate the location and extent of damage.

\*Is the damage cosmetic? Describe.

\*Is the damage minor and the property able to be used? Describe.

\*Is there significant damage to the building systems (such as roof and windows). Describe.

\*Is water infiltration making the property unable to be inhabited, used, or stabilized? Describe.

\*Are there structural, mechanical, electrical, plumbing, roofing failure, exposed hazardous materials, and/or mold issues that make the property not able to be used or that restrict use? Describe.

\*Is full loss of the property foreseeable if action is not taken? Describe.

1) Yes and no. The tilt of the west wing is more structural as well as the collapsed fire places. The paint and trim losses are more cosmetic.

2) The property has not been used since the Hurricane.

3) The roof of the building lost most of the shingles, the structure of the roof is still in amazing condition. Many of the windows were lost and will need to be fabricated.

4) Because of the roof loss there has been water entering the building, but, there looks to have little effect on the building at this point.

5) Because of the roof damage, the roof needs to be replaced. The mechanical systems are the fireplaces that have collapsed. The electrical and plumbing need to be checked.

6) The new owners will do what they can to prevent a total loss.



#### 10. Proposed Work—

**Architecture/Development.** Identify all work necessary to repair the hurricane damage and identify the expected completion dates. (Proposed work must be in conformance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 2017.) Is the building currently unoccupied due to the hurricane? Identify the phase or area of work to which HIM ESHPF funds would apply.

**Archeology/Development.** Identify all work necessary to repair the hurricane damage and identify the expected completion dates. (Proposed work must be in conformance with *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*, 1983.) Identify the phase or area of work to which HIM ESHPF funds would apply.

**Planning Study/Historic Property Survey.** Identify the type of work to be performed, such as a professional historic property survey or a study and report on multiple historic properties for planning purposes. Explain if, and how, these studies will lead to historic designations. Explain how the study or survey will enable property owners and governmental entities to assess current damage to historic properties in a common geographic area. Or explain how they will enable property owners and governmental entities to prepare for and protect historic properties in future disaster events. Please submit one map of the survey area. Include streetscape photographs that represent the survey area and document Hurricane Harvey damage.

#### Architectural/ Development

If funded, the work will start with straightening and weathering-in the building. +/- 6 months.

The fireplaces and other work, once it has been weathered-in, will be undertaken over the next 5 years.

#### 11. Completed work—Describe any work completed to date to address damage sustained from Hurricane Harvey. Include costs for the work described in the application budget. Provide before and after photos.

None has been completed, work on straightening the building has started. The poles and helicals are in place.



## PROJECT VIABILITY

- 12. Project Planning**—Identify whether specific project planning has been undertaken since Hurricane Harvey including, but not limited to, survey, existing conditions study, or engineering studies. Include information on professionals involved in the work. Include cost in the application budget.

We have had an Architect inspect the building, and 2 builders/contractors.

- 13. Planning Documents**—What types of preservation documents have been produced to date? For example: historic property inventory, existing conditions documentation, site analysis, evaluation of integrity and significance, treatment plan, management plan, maintenance plan, historic structures report, plans, and specifications. Has archeological data been recovered and analyzed? Has a historic context been developed? If yes, briefly describe. Focus the discussion on purpose, results, findings, or recommendations.

No plans have been drawn for the project. The Architect has done an existing conditions study and an evaluation of integrity and significance.

**14. Preservation Strategy**—Describe how the project addresses endangerment and how it conforms to the Secretary of the Interior's Standards. Focus on describing how our project will ensure the potential for long-term viability of the property or study area through resiliency or durability measures. Include a discussion of your preservation strategy, scope of work, how work has been prioritized, and how well that correlates to the damage. Tell us if plans and specifications have been developed. If your project is a survey or planning project, describe the historic context defined and tell us how cultural resource data will be integrated into broader planning issues.

The project will conform to the Secretary of Interior's Standards. The project will address measures to improve the resiliency of the structure and additional devices that are timely to the building but provide protection and durability.

**15. Use and Public Benefit**—Identify the current use of the property and anticipated future use. Explain how the intended use is compatible with the property type. Explain who uses the property on a regular basis. Explain how this project will provide for the continued use of the property and if that use promotes the preservation of the property. Explain any public benefit that will be derived from the project.

In the past the building has been used to host The Bayside Historical Society meetings and has been toured by the Texas Tropical Trail Region, part of the Texas Historical Commission's Historic Trails. The new owner wants to have the building available to the public for historical education and community events.

**16. Project Administration**—List who will administer the grant-funded project and describe their relevant qualifying experience.

Tim Delaney will administer the grant funds for the project. He is Chair of the Bayside Historical Society. Newspaper editor, Masters degrees in Communication and English University of Houston. Lives in Bayside and has been a strong advocate for the Preservation of the Wood Mansion and has been Mayor of Bayside.

**17. Past Performance**—List and describe any successfully completed projects of similar scope and/or scale undertaken by the applicant. Include any non-hurricane work previously completed at the property.

They have completed several small scale restorations. Single family homes.

**18. Project Professional(s)**—If you have hired a qualified professional consultant(s), identify the consultant(s), and provide a copy of their resume(s) with the application. If you have not hired a qualified project professional consultant, describe how you intend to develop and manage your proposed project.

No consultant has been hired for lack of funding. However, a friend of the Wood Mansion, Corpus Christi architect/contractor Trian Serbu, Texas Architect, Lic. #9800, has offered some advise. He has said,"ANYTHING IS POSSIBLE." He also has said that he would work closely with the new owner.

**19. Describe any other factors that should be considered.**

Community support for this project has been high, to the point of raising \$2,500.00 to board up the building, to protect it from looters. Hurricane Harvey nearly wiped the Town of Bayside off the map. The town of 325 lost 44 families. Yet they still see the need to protect their history.

## ACKNOWLEDGMENTS

By checking below the applicant acknowledges:

- ☒ One electronic copy of the request must be received by the THC via email to [him-eslhp@thc.texas.gov](mailto:him-eslhp@thc.texas.gov) or by USPS mail, UPS, FedEx, hand delivered, etc. no later than the final deadline of **5 p.m., May 24, 2019**.
- ☒ This is a reimbursement grant; approved project costs are reimbursed to the applicant after they have been incurred and paid.
- ☒ Upon award of the emergency grant and approval of the final project proposal, the property owner and project sponsor will execute a funding agreement with the THC.
- ☒ Upon award of the emergency grant, all development projects will be required to provide the THC with a preservation easement of limited duration on the property/site.
- ☒ The owner of the property is aware of this emergency grant application, supports the proposed work, and acknowledges HIM ESHPF grant requirements.
- ☒ The applicant hereby acknowledges that the information provided on this application is accurate to the best of their knowledge. Provide typed name, title, and date in applicant's certification.

### APPLICANT'S CERTIFICATION:

SIGNATURE: Jon Breeden

Digitally signed by Jon Breeden  
Date: 2019.05.24 15:28:40 -05'00'

TITLE: Owner

DATE: 05/18/2019

### OWNER'S CERTIFICATION:

SIGNATURE: Tim Delaney

Digitally signed by Tim Delaney  
Date: 2019.05.24 15:30:16 -05'00'

TITLE: Chair Bayside Historical  DATE: 05/24/2019

# GLOSSARY

## **Funding Agreement**

Successful applicants will enter into a funding agreement with the THC and work collaboratively with the THC until project completion and final reimbursement. Costs incurred since Hurricane Harvey may be eligible for reimbursement if proper documentation can be provided. Costs expended pre-application and pre-award must be included in the application budget information, and the applicant must have bid documents and receipts available if seeking reimbursement for retroactive costs. For development projects with retroactive costs, the applicant must also provide photographs taken of the hurricane damage before repairs were made.

## **Preservation Agreement**

This document is to ensure the long-term preservation of the grant-assisted property. This agreement does not require amending the property deed.

## **Preservation Easement**

Before the first ESHPF grant reimbursement payment, project owners for all development grants will be required to convey an easement, in a format acceptable to the THC. The easement must be recorded with the county clerk's office and be enforceable by the State of Texas. See page 9 for more information about the preservation easement.

## **Preservation Proposal**

The term can describe several levels of documentation, depending upon the degree of repair already completed, underway, and planned.

## **Project Proposal**

Includes photos showing conditions before and after the storm if possible, construction plans and specifications for proposed repairs, contracts for architectural and engineering services, construction contracts for repairs, schedules, and budgets for the work. It may also include an inspection report prepared for the property.

## **Status Report**

Includes description of work completed, work underway, and future work to be undertaken. Documented with photos as noted above, descriptions of work, contracts for architectural and engineering services, construction contracts for repairs, invoices and proof of payment for work completed, and budgets or cost estimates for current and future work.

## **Summary of Completed Work**

Includes photos showing conditions before and after the storm if possible, and during and after repairs; written descriptions of work; contracts for architectural and engineering services; construction contracts for repairs; plans and specifications used; certificates of completion; invoices; and proof of payment.



**TEXAS HISTORICAL COMMISSION**

*real places telling real stories*

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**thc.texas.gov**

